

4/03/13 11:51:39
DK # BK 703 PG 728
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Prepared by: First National Financial Title Services, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

Return to: Realty Title & Escrow Co, Inc, 2396 East Parkway, Hernando, MS 38632
(662) 429-2680

WARRANTY DEED

Grantor(s): Kimala R. Armstrong
Address: P O Box 132
Walls, MS 38680
Phone: 256-622-2648 (Home) 256-622-2648 (Work, if any)

Grantee(s): Gerald Joy and Linda U Joy
Address: 6510 Forest Grove Lane
Walls, MS 38680
Phone: 901-231-3183 (Home) NA (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, **KIMALA R ARMSTRONG**, do hereby sell, convey and warrant unto **GERALD JOY AND LINDA U JOY**, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

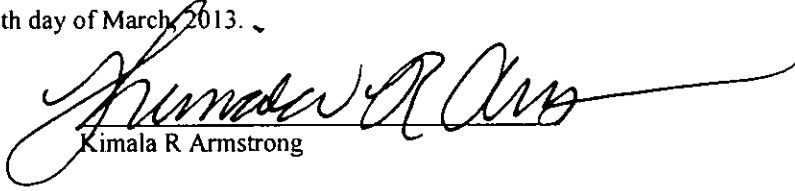
Lot 188, Section A, Lake Forest Subdivision, located in Section 36, Township 1 South, Range 9 West, as shown on plat of said subdivision of record in Plat Book 12, Pages 1-4, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Kimala R. Armstrong by Quit Claim Deed from Paul G. Armstrong and wife, Kimala R. Armstrong, dated April 13, 1998, recorded April 13, 1998, in Book 331, Page 498, Chancery Clerk's Office of DeSoto County, Mississippi.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2013 shall be prorated among the parties.

WITNESS MY SIGNATURE this 27th day of March, 2013.

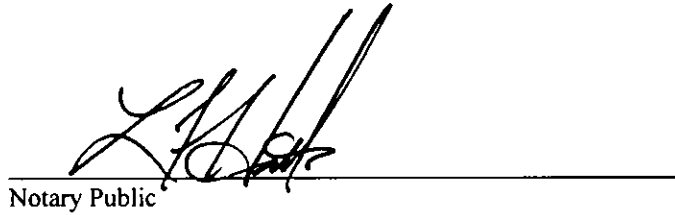

Kimala R. Armstrong

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of March, 2013, within the jurisdiction, the within named Kimala R. Armstrong, who acknowledged that she executed the above and foregoing instrument.



(S E A L)


Notary Public

My Commission expires:

FILE #: S21040